

CITY OF FORT LAUDERDALE
AGENDA
SPECIAL MAGISTRATE
CITY COMMISSION MEETING ROOM - CITY HALL
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LIEN REDUCTION HEARING

CASE NO: CE10041251
CASE ADDR: 77 SW 20 ST
OWNER: ARDOX CORP
PRESENTER: STACEY GORDON

VIOLATIONS: NFPA 1:13.3.1.1 (service)
THE FIRE SPRINKLER SYSTEMS IS IN NEED OF SERVICE.

NFPA 1:18.3.4.3
FDC SIGN CONSISTENT WITH NFPA 1:18.3.4.3 IS NOT PROVIDED.

NFPA 25:12.7.1
THE FIRE DEPARTMENT CONNECTION (FDC) CAP(S)/PLUG(S) IS/ARE MISSING.

NFPA 25:5.3.3.1
THE SPRINKLER SYSTEM ALARM BELL DOES NOT FUNCTION AS DESIGNED.

CASE NO: CE14090370
CASE ADDR: 747 NE 3 AVE
OWNER: SOVRAN ACQUISITION L P
PRESENTER: STACEY GORDON

VIOLATIONS: FBC(2010) 105.11.2.1
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
PLUMBING PERMIT # 13121370-closed
PLUMBING PERMIT # 98021429-closed 5/14/16
ELECTRICAL PERMIT # 98062552-closed
BUILDING PERMIT # 14020179
ELECTRICAL PERMIT # 14020180

FBC(2010) 110.9
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE15090925
CASE ADDR: 731 NW 5 AVE # A
OWNER: HARRY'S PLACE LLC
PRESENTER: STACEY GORDON

VIOLATIONS: 47-18.4 E.
AUTO REPAIRS ARE BEING PERFORMED OUTSIDE OF AN ENCLOSED BUILDING. THIS IS A REPEAT VIOLATION BASED ON CASE CE13041506 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON JUNE 06, 2013 AND BASED ON THE EVIDENCE PRESENTED, THE SPECIAL MAGISTRATE ENTERED A FINDING OF FACT FOR 47-18.4 E. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

47-20.20.H.
THE PARKING FACILITY AT THIS COMMERCIAL PROPERTY NEEDS RESURFACING AND/OR RESTRIPIING ACCORDING TO PERMITTED PLANS. THIS IS A REPEAT VIOLATION BASED ON CASE CE13041506 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON JUNE 06, 2013 AND BASED ON THE EVIDENCE PRESENTED, THE SPECIAL MAGISTRATE ENTERED A FINDING OF FACT FOR 47-20.20.H. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

CASE NO: CE14121430
CASE ADDR: 1717 N FTL BEACH BLVD
OWNER: UDIS, GARY A
PRESENTER: STACEY GORDON

VIOLATIONS: FBC(2010) 105.11.2.1
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
PLUMBING PERMIT #11091830
BUILDING PERMIT #11091826

FBC(2010) 110.9
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE15061164
CASE ADDR: 2821 SW 13 CT
OWNER: KENNEDY, BRIAN JOSEPH
PRESENTER: STACEY GORDON

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH OF GRASS AND WEEDS ON THIS
PROPERTY. THE PROPERTY IS LITTERED WITH RUBBISH,
INCLUDING BUT NOT LIMITED TO TIRES, GAS CANS,
DISCARDED CLOTHES, UNDESCRIPT ITEMS UNDER A TARP,
AUTO PARTS, BROKEN OR ABANDONED EQUIPMENT, AND
OTHER SIMILAR ITEMS.

9-279(f)
COMPLIED 2/15/16.

9-306(a)
COMPLIED 8/6/15.

9-307(a)
COMPLIED 8/6/15.

CASE NO: CE15061034
CASE ADDR: 1617 DAVIE BLVD
OWNER: WELLS FARGO BANK N A
PRESENTER: STACEY GORDON

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS/FASCIA/SOFFIT HAS NOT
BEEN MAINTAINED. THE EXTERIOR BUILDING WALLS ARE
DISCOLORED/MILDEWED IN AREAS. THERE IS
PEELING/MISSING/CHIPPING PAINT ON EXTERIOR
BUILDING WALLS/FASCIA/SOFFIT.

9-280(h) (1)
THE FENCE AT THIS PROPERTY IS DAMAGED AND IN
DISREPAIR AND IS NOT BEING MAINTAINED.

9-304(b)
THE DRIVEWAY ON THIS VACANT, UNOCCUPIED PROPERTY
IS NOT BEING MAINTAINED. THE DRIVEWAY HAS CRACKS,
POTHLES AND THE ASPHALT TOP COAT IS RAISED, LOOSE
AND MISSING IN SOME AREAS.

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CASE NO: CE15041642
CASE ADDR: 1220 SW 31 ST
OWNER: RIPROCK HOMES INC
PRESENTER: STACEY GORDON

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS
SCATTERED ALL AROUND THIS VACANT PROPERTY AND
SWALE AREA, INCLUDING BUT NOT LIMITED TO YARD
WASTE AND UNMAINTAINED BUSHES AND SHRUBS.

CASE NO: CE14120990
CASE ADDR: 1119 NW 14 CT
OWNER: US BANK NA TRSTEE
PRESENTER: STACEY GORDON

VIOLATIONS: 18-12(a)
COMPLIED

9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO
WINDOWS BROKEN AND COVERED WITH WOOD BOARD.

9-280(g)
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT
MAINTAINED IN A GOOD, SAFE WORKING CONDITION,
INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE
OUTSIDE NON-COVERED ELECTRICAL METER BOX.

9-280(h) (1)
THERE IS A CHAIN LINK FENCE IN DISREPAIR ON THIS
SINGLE FAMILY RESIDENCE DWELLING, INCLUDING BUT
NOT LIMITED TO SECTIONS NOT ATTACHED TO THE MAIN
FENCE.

9-304(b)
THE GRAVEL DRIVEWAY ON THIS VACANT, UNOCCUPIED
PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS
OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN
THROUGH AND THERE IS GRASS GROWING THROUGH IT.

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CASE NO: CE15050950
CASE ADDR: 2349 NW 19 ST
OWNER: SMITH, VICTOR T & JACKSON, ANNIE W
PRESENTER: STACEY GORDON

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH, TRASH, LITTER AND DEBRIS ON
THIS PROPERTY.

9-280(b)
THERE ARE BROKEN WINDOWS AND DOORS IN DISREPAIR, AND
INTERIOR WALLS THAT ARE IN DISREPAIR. THERE IS A HOLE IN
THE EXTERIOR WALL THAT APPEARS TO BE AN AC OPENING.

9-280(h) (1)
THE CHAIN LINK FENCE IS IN DISREPAIR.

9-304(b)
THE GRAVEL DRIVEWAY HAS WEEDS GROWING THROUGH IT AND NEEDS
RESURFACING. THERE ARE VEHICLES PARKED ON THE GRASS.

9-308(a)
THE ROOF IS IN DISREPAIR, INCLUDING THE SOFFIT AND FASCIA.

CASE NO: CE15071058
CASE ADDR: 1529 NW 2 AVE
OWNER: RHA 2 LLC
PRESENTER: STACEY GORDON

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH, TRASH, LITTER, AND DEBRIS ON
THE PROPERTY AND SWALE.

18-4(c)
COMPLIED

9-280(b)
THE DOOR FRAME IS IN DISREPAIR.

9-280(c)
THE PAVER PATIO IS DETERIORATED AND CRUMBLING.

9-305(b)
THE LANDSCAPING HAS NOT BEEN MAINTAINED. THERE ARE
AREAS OF MISSING GROUND COVER, WHERE THERE IS BARE
DIRT.

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9-306

THERE IS DIRTY, MISSING AND PEELING PAINT ON THE
EXTERIOR OF THE STRUCTURE.

CASE NO: CE11040087
CASE ADDR: 5351 NE 16 TER
OWNER: REALTYFIRE INVESTMENTS FTL 5351 LLC
PRESENTER: STACEY GORDON

VIOLATIONS: FBC(2007) 105.1
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. THE KITCHEN AND BATHROOMS HAVE BEEN REMODELED.
2. THE FLORIDA ROOM, AT THE BACK OF THE BUILDING,
HAS BEEN CONVERTED INTO AIR CONDITIONED LIVING SPACE.
3. AN AWNING HAS BEEN INSTALLED ON THE BACK PATIO.
4. A WOOD TRELLIS HAS BEEN BUILT ON THE BACK PATIO.
5. A TIKI HUT HAS BEEN BUILT ON THE BACK PATIO.

FBC(2007) 105.4.11
THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER:
1. THE FLORIDA ROOM CONVERTED TO LIVING SPACE IS
AIR CONDITIONED.
2. THE KITCHEN RANGE HOOD IS VENTED.

FBC(2007) 105.4.4
THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER:
1. PIPING AND FIXTURES HAVE BEEN INSTALLED DURING
THE KITCHEN AND BATHROOM REMODELINGS.
2. A SHOWER PAN HAS BEEN INSTALLED IN THE MASTER
BATHROOM.

FBC(2007) 105.4.5
THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER:
1. CIRCUITS HAVE BEEN ADDED/ALTERED DURING THE
KITCHEN AND THE BATHROOM REMODELINGS.
2. GFI CIRCUITS MUST BE INSTALLED IN THE KITCHEN
AND THE BATHROOMS WHEN REMODELED.

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3. AN ELECTRICAL SYSTEM UPGRADE HAS BEEN DONE.
4. THE BATHROOM SPA TUB DOES NOT HAVE A GFI CIRCUIT.
5. THE SWITCH FOR THE GARBAGE DISPOSAL IS LOCATED UNDER THE SINK AND DOES NOT HAVE A GFI CIRCUIT.
6. RECESSED LIGHTING HAS BEEN INSTALLED IN KITCHEN SOFFITS.

FBC(2007) 109.10

WORK WAS PERFORMED AND/OR COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE WOOD TRELLIS AND TIKI HUT HAVE NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

CASE NO: CE08011001
CASE ADDR: 3644 SW 21 ST
OWNER: SSC REAL ESTATE LLC
PRESENTER: STACEY GORDON

VIOLATIONS: 18-1.

COMPLIED

18-27(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THE PROPERTY.

9-280(b)

THE INTERIOR CEILINGS ARE IN DISREPAIR IN THAT THERE ARE AREAS THAT HAVE COMPLETELY FALLEN DOWN EXPOSING THE RAFTERS AND INSULATION.

9-280(h) (1)

THE CHAIN-LINK FENCE IS IN DISREPAIR IN THAT THE VERTICAL AND HORIZONTAL SUPPORT POSTS ARE LEANING AND NOT PROPERLY ATTACHED. THE CHAIN-LINK IS NOT PROPERLY AFFIXED TO THE SUPPORT POSTS. THE WOOD FENCE IS IN DISREPAIR IN THAT THERE ARE SECTIONS LEANING/MISSING. THERE ARE BROKEN/MISSING SLATS.

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9-306

THERE ARE AREAS OF THE FASCIA BOARD THAT HAVE ROTTED WOOD AS WELL AS MISSING/PEELING PAINT. THERE ARE AREAS OF THE SOFFIT THAT ARE ROTTED AND HAVE PEELING PAINT. THERE ARE AREAS OF THE EXTERIOR WALLS THAT ARE STAINED/DIRTY AND HAVE MISSING/PEELING PAINT. THE FRONT ENTRANCE DOOR IS DIRTY AND IN NEED OF CLEANING/PAINTING.

9-308 (a)

THE ROOF ON THIS PROPERTY IS IN DISREPAIR IN THAT THERE ARE LARGE HOLES/OPENINGS LEADING TO THE INTERIOR.

CASE NO: CE08011610
CASE ADDR: 3644 SW 21 ST
OWNER: SSC REAL ESTATE LLC
PRESENTER: STACEY GORDON

VIOLATIONS: 18-1.

THE POOL AT THIS LOCATION IS FILLED WITH GREEN, STAGNANT WATER. IN ITS PRESENT CONDITION, THE POOL IS UNSIGHTLY AN UNSANITARY AND MAY FURNISH A BREEDING PLACE FOR MOSQUITOS THAT COULD ENDANGER THE HEALTH, SAFETY AND WELFARE OF THE SURROUNDING PROPERTIES.

9-280 (f)

PLUMBING IS NOT BEING MAINTAINED, IN THAT THE POOL PUMP IS NOT OPERATIONAL CAUSING THE WATER IN THE POOL TO BECOME GREEN AND STAGNANT.

9-280 (g)

THE ELECTRICAL IS NOT BEING MAINTAINED WHICH IS CAUSING THE POOL PUMP TO BE NON-OPERATIONAL.

CASE NO: CE09060886
CASE ADDR: 3644 SW 21 ST
OWNER: SSC REAL ESTATE LLC
PRESENTER: STACEY GORDON

VIOLATIONS: 47-21.6 L.

ALL UNDEVELOPED PORTIONS OF A PARCEL OF LAND SHALL BE LEFT UNDISTURBED OR PLANTED WITH GROUND COVER OR LAWN SO AS TO LEAVE NO EXPOSED SOIL IN ORDER TO PREVENT DUST OR SOIL EROSION.

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CASE NO: CE09020966
CASE ADDR: 1458 SW 19 AVE
OWNER: HSBC BANK USA NA TRSTEE %PNC MORTGA
PRESENTER: STACEY GORDON

VIOLATIONS: 28-33(a)
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

CASE NO: CE12090086
CASE ADDR: 1458 SW 19 AVE
OWNER: HSBC BANK USA NA TRSTEE %PNC MORTGAGE
PRESENTER: STACEY GORDON

VIOLATIONS: 8-91.(b)
MOORING STRUCTURE/DOCK IN DISREPAIR. STRUCTURE HAS
MISSING OR FALLING DOWN WOODEN PLANKS.

CASE NO: CE13061568
CASE ADDR: 1458 SW 19 AVE
OWNER: HSBC BANK USA NA TRSTEE %PNC MORTGAGE
PRESENTER: STACEY GORDON

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS
SCATTERED ALL AROUND THE PROPERTY AND SWALE AREA,
INCLUDING BUT NOT LIMITED TO YARD WASTE AND
UNMAINTAINED BUSHES AND SHRUBS.

CASE NO: CE14111254
CASE ADDR: 1458 SW 19 AVE
OWNER: HSBC BANK USA NA TRSTEE %PNC MORTGAGE
PRESENTER: STACEY GORDON

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS
SCATTERED ALL AROUND THE PROPERTY AND SWALE AREA,
INCLUDING BUT NOT LIMITED TO YARD WASTE AND
UNMAINTAINED BUSHES AND SHRUBS.

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CASE NO: CE15072520
CASE ADDR: 1458 SW 19 AVE
OWNER: HSBC BANK USA NA TRSTEE %PNC MORTGAGE
PRESENTER: STACEY GORDON

VIOLATIONS: 9-313(a)
HOUSE NUMBERS ARE NOT VISIBLE OR DISPLAYED ON THIS
PROPERTY.
